

4489

KANE COUNTY DEVELOPMENT DEPARTMENT
 Zoning Division, Kane County Government Center
 719 Batavia Avenue
 Geneva, Illinois 60134
 Office (630) 444-1236 Fax: (630) 232-3411

Received Date

**APPLICATION FOR ZONING MAP AMENDMENT
 AND/OR SPECIAL USE**

Instructions:

To request a map amendment (rezoning) for a property, complete this application and submit it with all required attachments to the Subdivision and Zoning Division.

When the application is complete, we will begin the review process.

The information you provide must be complete and accurate. If you have a question please call the subdivision and zoning division, and we will be happy to assist you.

1. Property Information:	Parcel Number (s): 1336300032 1336400006
	Street Address (or common location if no address is assigned): 95661 Jeter Road, Big Rock IL 60511

2. Applicant Information:	Name Forest Preserve District of Kane Co.	Phone 630-232-5981
	Address 1996 S. Kirk Road, Suite 320	Fax 630-232-5924
	Geneva, IL 60134	Email meyersmonica@kaneforest.com

3. Owner of record information:	Name Same as above	Phone
	Address	Fax
		Email

Zoning and Use Information:

2040 Plan Land Use Designation of the property: agriculture

Current zoning of the property: F

Current use of the property: agriculture w/residence

Proposed zoning of the property: F-1

Proposed use of the property: agriculture w/residence

If the proposed Map Amendment is approved, what improvements or construction is planned? (An accurate site plan may be required)

none

Attachment Checklist

- Plat of Survey prepared by an Illinois Registered Land Surveyor.
- Legal description
- Completed Land Use Opinion application (Available in pdf form at www.kanedupageswed.org/luo.pdf), as required by state law, mailed to: The Kane Dupage Soil and Water Conservation District, 545 S. Randall Road, St. Charles, IL 60174.
- Endangered Species Consultation Agency Action Report (available in pdf form at www.dnr.state.il.us/orep/nrrc/aar.htm) to be filed with the Illinois Department of Natural Resources. N/A
- List of record owners of all property adjacent & adjoining to subject property
- Trust Disclosure (If applicable) N/A
- Findings of Fact Sheet
- Application fee (make check payable to Kane County Development Department) N/A

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

FPD/C/Mimi A. Meyer, Executive Director 10/10/2018
Record Owner Date

FPD/C/Mimi A. Meyer, Executive Director 10/10/2018
Applicant or Authorized Agent Date

Findings of Fact Sheet – Map Amendment and/or Special Use

- The Kane County Zoning Board is required to make findings of fact when considering a rezoning. (map amendment)
- You should "make your case" by explaining specifically how your proposed rezoning relates to each of the following factors.

Big Rock Rd - Jetter Road / PPDKC
Name of Development/Applicant

10/10/2018
Date

1. How does your proposed use relate to the existing uses of property within the general area of the property in question?

agriculture / residential

2. What are the zoning classifications of properties in the general area of the property in question?

agriculture, residential, open space

3. How does the suitability of the property in question relate to the uses permitted under the existing zoning classification?

it is suitable

4. What is the trend of development, if any, in the general area of the property in question?

Existing agriculture, residential and open space

5. How does the projected use of the property, relate to the Kane County 2040 Land Use Plan?

agriculture and open space

December 19, 2018

Kane County Forest Preserve District
Rezoning from F-District Farming to F-1 District Rural Residential

Special Information: The Forest Preserve District recently acquired this property as an addition to the adjacent Big Rock Forest Preserve. As the District has no need for the home, it is seeking a rezoning to allow the existing home to be sold off separately.

Analysis: The Kane County 2040 Land Resource Management Plan designates this area as Agricultural. The Plan recognizes that not all land in this area is suitable for farming and that some land can be used for farmsteads and very low density residential uses.

Staff recommended Findings of Fact:

1. The rezoning will not intensify the existing residential use.

Attachments: Location Map
 Township Map
 Petitioner's finding of fact sheet

JETER

MEAS. S. 05°33'08" W.

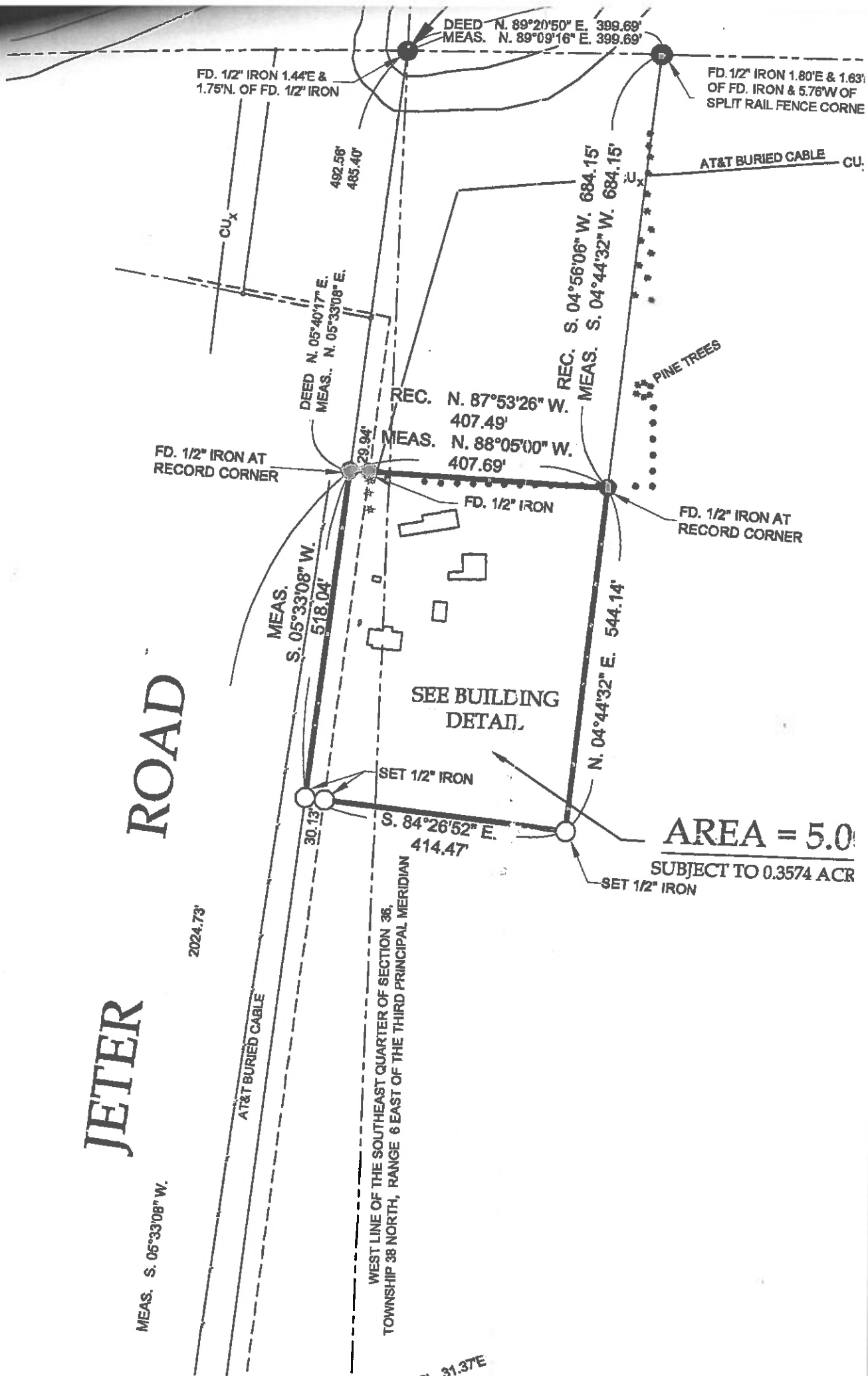
ROAD

2024.73

AT&T BURIED CABLE

WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 36,
TOWNSHIP 38 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN

31.37E





Big Rock Forest Preserve



PIN #13-36-300-032 & 13-36-400-006
Approx. 5 acres
9S661 Jeter Road, Big Rock, IL 60511

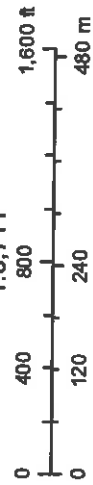


Map Title



November 30, 2018

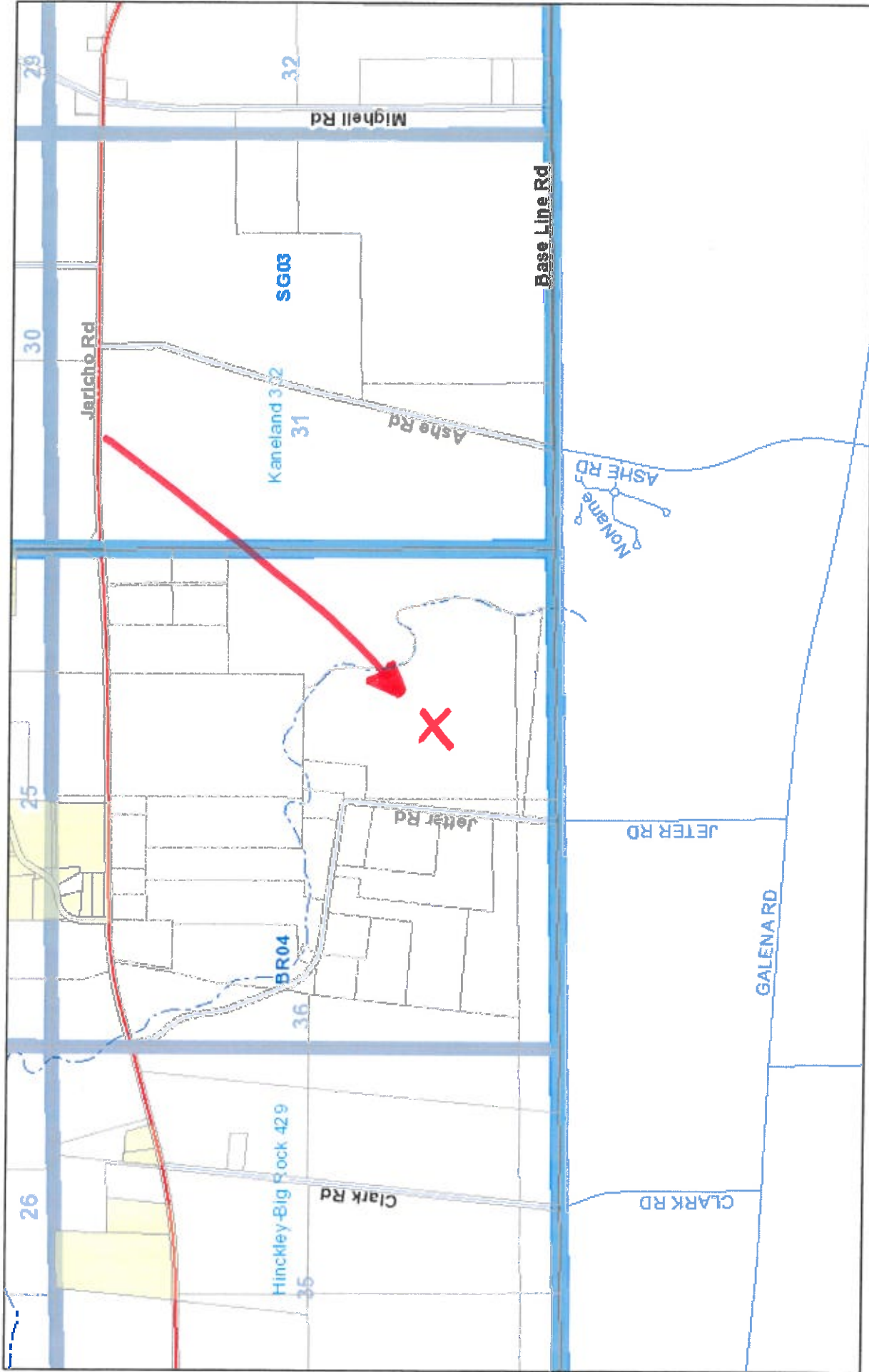
1:8,711



These layers do not represent a survey. No Accuracy is assumed for the data delineated herein, either expressed or implied by Kane County or its employees. These layers are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contains information required for local government purposes. See the recorded documents for more detailed legal information.

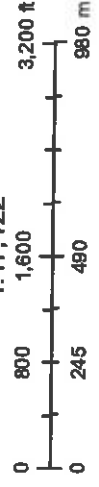
GIS-Technologies
Kane County Illinois

Map Title



November 30, 2018

1:17,422



GIS-Technologies

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GIS-Technologies
Kane County Illinois

Kane – DuPage Soil & Water Conservation District



October 16, 2018

Kane County Development Department
Keith Berkhout
719 South Batavia Avenue
Geneva IL 60134

We have assigned number 18-098 to a Land Use Opinion Applications from:

Forest Preserve of Kane County
1996 S Kirk Road, Suite 320
Geneva, IL 60134

The site location is:

Big Rock Township
Section 36, Township 38N, Range 6E

The application was sent to us in compliance with Section 22.02a of the Illinois Soil and Water Conservations Districts Act.

 Our review and comments will be sent on or before November 16, 2018.

 X According to the information received, a full Land Use Opinion report is not required at this time. Therefore, no further action will be taken by the Soil and Water Conservation District Board.

Sincerely,

Jennifer Shroder
Resource Assistant